



Board of Assessors

January 15, 2009 – 9:00 a.m. - **Minutes**

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Present: Chairman Marty Treadup, Assessor Peter Berthiaume, Clerk, Peter S. Barney, Administrative Assistant to the Board, and Carol Roy, Administrative Assistant and the Clerk of the Board Marianna Penha.

Meeting Called to Order at 9:00 AM.

Meeting Minutes of December 23, 2008 approved, motion by Berthiaume, Second by Treadup. Both in favor.

Excise Abatements Bill #05-27063	Amount: \$ 390.00	vehicle sold, plates turned in.
#04-26951	Amount \$ 42.19	vehicle sold, plates cancelled

Clause 18 Votes:	15-57	Denied
	50-262	Denied
	82-235	\$400.00
	130-B-6	\$ 350.00

Motions by Mr. Berthiaume, Seconds by Mr. Treadup-Both voted in favor of the board actions on these Clause 18's.

Mr. Barney reported on Deb Stuart's visit and "we sent up the Land Schedule with minor changes-with the existing land curve, which has been in effect for some years. There was a discussion about using medians which are more than 5% away in the sub-strata analysis which had kept us redoing the whole thing over and over in 2007 to get it right. "Every time we change something in the sub strata we have to run the whole valuation over to see how it changes up the stratus. It takes about 40 minutes to rerun it every time".

"We are also catching up on the deeds and Engineering is sending them down weekly which has helped us get almost to the end of the 2008 deeds, but we will probably have to use the 2007's and time adjust the whole package".

"On the Verizon proposed settlement-I do not have a problem recommending the 2004, 2008, and 2009 numbers, but we cannot do the 2010 and 2011 because we can not set those values ahead or even the methodology for valuation. I recommend the proposed settlements and Verizon has removed the necessity of settling the 2010 and 2011 as part of the settlement. For 2008: \$ 391,260 value, Tax \$ 8416.00, for 2004: \$ 77,084 Value, Tax \$ 2146.00, and 2009: \$830,300 Value, Tax \$ 44,180."

Both assessors voted in favor of the settlements and related abatements.

There was a debate on what constitutes a legally filed abatement application. (Under Appellate Tax Board decisions, even a protest written on an envelope is an abatement application, i.e. a protest of valuation.)

On the 23rd of February is the DOR revaluation seminar. Last Friday of February is a required course on USPAP for Mr. Barney.

Mr. Barney read the rules governing the actions of the Board with abatements- to grant, deny, take no action, or to table and visit the property. Forms of List were mailed out after Christmas.

Mr. Treadup read the following recommendations on abatements, Mr. Berthiaume made the motions, Mr. Treadup seconded. Both voted in favor of denial on the following:

7-141	13-174	20-109	34-64	35-20	38-17	38-321
50-109	52-184	58-75	89-306	92-91	120-129-H	120-129-J
120-129-L	120-129-M	120-14	130-A-726	132-B-3	132-I-124	136-49
136-A-780	136-C-1	137-A-381	137-B-83			

Mr. Treadup read the following recommendations for abatement. Second by Mr. Berthiaume. Both voted in favor:

18-53	\$ 37,900
113-451	\$11,300
125-17	\$ 6,000
125-A-513	\$11,000
127-C-265	\$12,500
136-A-372	\$16,700

Mr. Treadup read the following recommendations to abate the TAX only, as these are city tax takings, Second by Mr. Berthiaume, Both voted in favor of the following:

112-88	\$34,720
106-55	\$ 4,346.43
85-205	\$ 352.13
69-65	\$ 2,272.93
69-63	\$ 2,450.57
69-61	\$ 1, 574.64
69-55	\$ 1,573.76
69-53	\$ 1,688.10
69-31	\$ 1,763.17
44-11	\$ 2,706.79

Mr. Treadup read the following sales:

1600 Braley Rd.	Land Sale: \$176,000	Assessed: \$175,300 (Cranberry Bog)
11 Metcalf St.	Sale: \$190,000	Assessed: \$ 225,500
170 Mill St Unit 10	Sale: \$ 195,000	Assessed: \$ 201,000

Mr. Barney mentioned that he was preparing the Spring Hopkinton billing which will have the Wamsutta Apartments and one of the new CVS stores in the billing, and should be a large amount of tax money.

Next Meeting date to be decided based on Mr. Treadup's recovery from surgery. At the earliest the 29th, but probably February 5th, 2009.

Adjourned: 10:15 AM

Submitted by:

Peter Berthiaume, Clerk